

Smart Move

89 New Lakeside
Hampton Vale
Peterborough
Cambridgeshire.
PE7 8HU

280,000



- No Forward Chain
- Four Bedrooms
- End Terrace
- Two Reception Rooms
- Garage and Parking
- En-Suite to Master
- Lake Views to Front
- Three Storey Living

Ref: PRA12640

Viewing Instructions: Strictly By Appointment Only

General Description

** GUIDE PRICE £280,000 - £290,000 **

NO FORWARD CHAIN

Smart Move are pleased to offer for sale, this spacious, four bedroom townhouse with lake views to the front in Hampton Vale. Situated within close proximity to local amenities, schools, access to the A1 and Serpentine Green, this property would make an ideal family home.

Accommodation is set over three floors and comprises entrance hall, cloakroom, dining room/study, kitchen/diner with doors leading to the rear garden. To the first floor, there is the master bedroom with en-suite and a living room and on the second floor is three further bedrooms and a bathroom.

Outside, there are lake views to the front and to the rear is an enclosed garden with gated access leading to the single garage.

To arrange your viewing, please call our sales team.

Accommodation

Entrance Hall

Dining Room/Study (9' 3" x 10' 11") or (2.81m x 3.33m)

Downstairs WC (8' 7" x 3' 6") or (2.61m x 1.07m)

Kitchen/Diner (17' 0" x 11' 6") or (5.19m x 3.51m)

First Floor Landing

Bedroom 1 (10' 0" x 13' 1") or (3.06m x 3.99m)

En Suite (6' 2" x 7' 0") or (1.88m x 2.13m)

Living Room (15' 8" x 10' 10") or (4.78m x 3.31m)

Second Floor Landing

Bedroom 2 (10' 4" x 14' 6") or (3.14m x 4.41m)

Bedroom 3 (9' 2" x 12' 9") or (2.79m x 3.88m)

Bedroom 4 (6' 3" x 8' 1") or (1.91m x 2.46m)

Bathroom (6' 1" x 7' 0") or (1.85m x 2.13m)

Outside

Garage

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

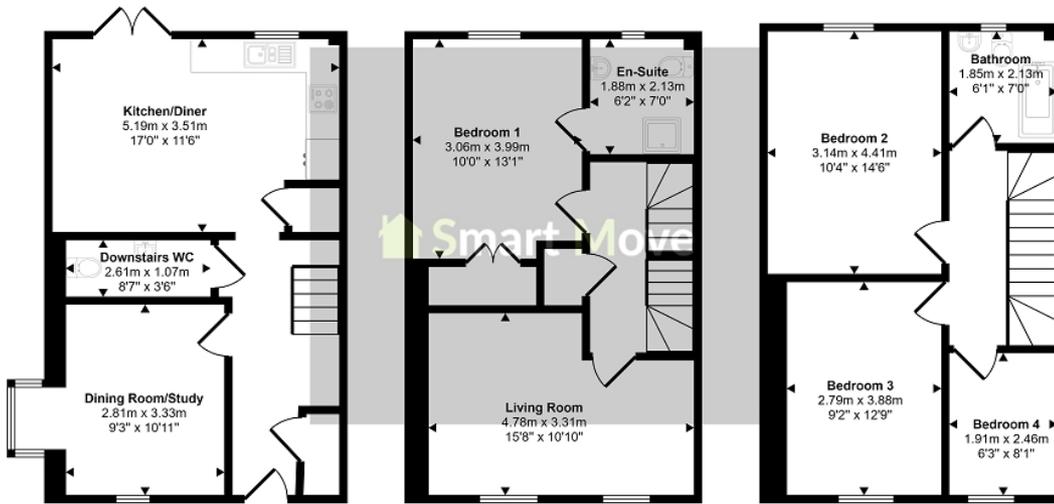
Council Tax

Band Not Specified





Approx Gross Internal Area
129 sq m / 1393 sq ft



Ground Floor
Approx 44 sq m / 470 sq ft

First Floor
Approx 42 sq m / 454 sq ft

Second Floor
Approx 44 sq m / 469 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.